



Vastu/Nashik/12/2023/005448/ 2303836

06/11-65-RYBS

Date:06.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 38/1, Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Ground + First Floor, Near Raje Banquet, Shivaji Nagar, off Saputara – Nashik Road, Village - Dindori, Taluka – Dindori, District - Nashik, PIN Code – 422 202, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher.** Name of Owner: **Lata Deoman Pawar.**

Boundaries of the property:

Boundaries	Plot	Row House
North	Road	Road
South	Lawn	Lawn
East	Open Plot	Open Plot
West	Row House No. 2	Row House No. 2

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ **32,98,400.00 (Rupees Thirty-Two Lakh Ninety-Eight Thousand Four Hundred Only)**. The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.06 16:44:47 +05'30'

Auth. Sign.



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Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

- Mumbai
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- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
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- Rajkot
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- Jaipur

- Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org



PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-3665/23-24	Dated 6-Dec-23
Buyer (Bill to) UNION BANK OF INDIA-DINDORI BRANCH Shop No. G1 2 Yraje Sankul, Opp. Janata English High School, Nasik Surat Highway Dindori. GSTIN/UIN : 27AAACU0564G5ZD State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005448/2303836	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 005448/2303836 "Proposed Purchaser: Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher. Name of Owner: Lata Deoman Pawar. Residential Row House on Plot No. 38/1, Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Ground + First Floor, Near Raje Banquet, Shivaji Nagar, off Saputara – Nashik Road, Village - Dindori, Taluka – Dindori, District - Nashik, PIN Code – 422 202, State – Maharashtra, Country – India."

Company's PAN : **AADCV4303R**
 Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd <div style="text-align: right;"> Authorised Signatory </div>
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This is a Computer Generated Invoice